



2021 ANNUAL REPORT

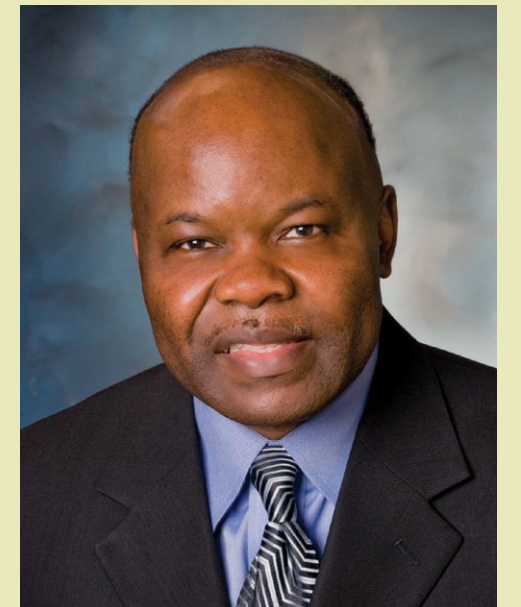
CLARK COUNTY LAND USE & TRANSPORTATION PLANNING



From Our Director

Community Planning provides a wide variety of professional services to guide growth and development in the county while protecting natural resources, enhancing quality of life, and involving residents in decisions that affect their lives.

In 2021, we continued to work with the challenges of the COVID-19 pandemic. We had to rethink core functions and find innovative ways to engage the public. Community Planning continued to provide support and direction to residents and community leaders all while working from home. We take pride in what we accomplished this year and look forward to continuing to work with professionalism and dedication for the betterment of Clark County.



Sincerely,

*Oliver Orjiako
Director*

Planning Staff

Administration

Oliver Orjiako, Director
Jacqui Kamp, Program Manager II
Sonja Wiser, Program Assistant
Larisa Sidorov, Office Assistant II



Land Use

Bart Catching, Planner II
José Alvarez, Planner III
Susan Ellinger, Planner III
Jenna Kay, Planner III
Michael Sallis, Planner III



Transportation

Rob Klug, County Engineer
Brian Vincent, Interim Transportation Manager
Matt Hermen, Planner III
Gary Albrecht, Planner III

Table of Contents

Director's Letter	3
COMMISSIONS & COMMITTEES	
Bicycle & Pedestrian Advisory Committee	8
Commission on Aging	10
Historic Preservation Commission	12
Planning Commission	14
Schools Advisory Council	16
PROJECTS & PROGRAMS	
Land Use	
Annual Reviews, Dockets and Title 40 updates	18
Buildable Lands/Plan Monitoring	19
Comprehensive Growth Management Plan Update	19
Housing Initiative	20
Shoreline Master Program	21
Public Records Management	21
Transportation	
179th Street Access Management and Circulation Plan	22
Neighborhood Traffic Management Program Development	22
Transportation System Plan	23



COMMISSIONS & COMMITTEES

PLANNING FOR
CLARK COUNTY'S
PROMISING FUTURE

Bicycle & Pedestrian Advisory Committee

The Bicycle and Pedestrian Advisory Committee (BPAC) is tasked with implementing the Bicycle and Pedestrian Plan adopted in 2010. The plan recommends improving the transportation network by connecting sidewalks, bike lanes and trails.

2021 MEMBERS

Michael Andreotti

Tom Baltes

Bill Baumann

Marlin Brinkley

Jerrold Castillo

Anna Dearman

Garret Hoyt

Sherrie Thomas

Dan Packard

ACCOMPLISHMENTS

- Presented a Bike Transportation Survey to Clark County. Residents were asked to take a 17-question survey that will help Clark County Public Works and Public Health identify areas and projects to increase cyclist safety throughout the county. The survey was open from July 1, 2021 to January 1, 2022, and was available in English, Russian and Spanish.
- Provided input on the Clark County's Draft Transportation System Plan.
- Reviewed Clark County's Pedestrian Crossing Prioritization Program
- BPAC continues to support developing a bicycle and pedestrian network, education, encouragement and safety programs, and supports active transportation planning and bicycle and pedestrian supportive land uses.



Team Hymas



Peter Kim



Commission on Aging

The Commission on Aging is a nine-member group tasked with managing the implementation of the 2012 Aging Readiness Plan. Its mission is to provide leadership and advocacy and increase community awareness and partnerships to move toward an age-friendly, livable community.

The commission marked its ninth anniversary in June, celebrating new partnerships, development of several initiatives and the growing national awareness of age-friendly issues. Due to the COVID-19 pandemic, the commission focused its efforts on the road to recovery from COVID-19 to learn how our community, especially older adults, can better cope with the current situation and to make sure our community is better prepared for a future large-scale emergency.

2021 MEMBERS

- Nancy Dong
- Cass Freedland
- Chuck Green
- Amy Gross
- Franklin Johnson
- Meghan McCarthy
- Linda O’Leary
- Larry Smith
- Tanya Stewart
- Pam Wheeler

FOR MORE INFORMATION

clark.wa.gov/aging

ACCOMPLISHMENTS

ROAD TO RECOVERY FROM COVID-19 SPEAKER SERIES

Monthly speakers provided expert insight on a variety of COVID-19 and community resilience topics to educate the commission and community, garner public comments, and help the commission provide recommendations to county jurisdictions and the community at-large.

- MARCH** Dr. Melissa Cannon of Western Oregon University and Neil Degerstedt of the Long Term Care Ombudsman Program, Area Agency on Aging and Disabilities of Southwest Washington shared lessons learned from the COVID-19 pandemic for older adults aging in place and assisted living facilities.
- APRIL** Chief Robert Milano of City of Vancouver Emergency Medical Services and MaryJane Rose and Victor Magana of American Red Cross Cascades Region provided the perspective of first and early responders and recommendations for how our community can better prepare for future emergencies.
- MAY** Peggy Maguire of Cambia Health Foundation and Gregg VandeKieft M.D. of Providence Institute of Human Caring and Providence St. Peter Hospital shared insights on caregiving for people with serious illness during the pandemic.
- JULY** Suzanne Washington of Meals on Wheels People and Neil Barnard M.D. of Physicians Committee for Responsible Medicine discussed the role food can play with our health.
- AUGUST** Judy Zerzan-Thul of Washington State Health Care Authority and Gillian Feldmeth of NowPow spoke about social determinants of health and connecting health care providers and their patients with community resources.
- SEPTEMBER** Andy Silver of Vancouver Housing Authority, Tim Zaricznyj of Providence Supportive Housing, and Jonathan Kumar of Samaritan shared insights on barriers to stable housing and the connections between housing and health.
- OCTOBER** Scott Bailey of Washington State Employment Security Department and Gary Beagle of Intrustment Northwest spoke about the financial impacts COVID-19 has had on households in Clark County.

Historic Preservation Program

Clark County’s Historic Preservation program was created to protect the county’s rich heritage. Historic buildings and properties, and archaeological and cultural resources are the cornerstone of Clark County’s heritage. They are the legacy of the Native Americans, early settlers, and residents who shaped the land and the history of the region. Currently, there are more than 100 sites designated as historic in the county.

2021 MEMBERS

- Paige Alfuth
- Jan Bader
- Julie Bohn
- Sean Denniston
- Morgan Frazier
- Greg Fuz
- Felicya Garcia
- Andrew Gregg
- Michelle Kapitanovich
- Donald Trost

FOR MORE INFORMATION

clark.wa.gov/planning/historic-preservation

HISTORIC PRESERVATION COMMISSION

Clark County has a joint Historic Preservation Commission shared by the county and the seven cities in the county. This is one of only two joint historic preservation commissions in the state. The role of the Historic Preservation Commission is to identify, evaluate, and protect historic and prehistoric resources as well as raise awareness of historical and cultural resources in the county. The Historic Preservation Commission maintains the Clark County Heritage Register, reviews proposed design changes to properties on the Heritage Register and the downtown Vancouver Heritage Overlay zone and provides opportunities for public participation in historic preservation activities. The Historic Preservation Commission consists of seven-members who serve staggered three-year terms. Five members are appointed by the County Council and two members are appointed by the Vancouver City Council.



ACCOMPLISHMENTS

- Clark County Heritage Register sites: The Reba House and Ryan Elliot House were added to the Clark County Heritage Register in 2021.
- Grant Received: The HPC received a grant from the Washington State Department of Archaeology and Historic Preservation to write a historic context statement on buildings from the mid-century era and prepare a cultural resource inventory for 40-50 significant mid-century buildings in the county. The project focused on the economic, geographic, historical and cultural elements that significantly shaped the physical development of the county’s land use patterns and built environment in the mid-20th century including building types, characteristics, materials, and architectural styles associated with the mid-century, post-war era.

Additionally, a Reconnaissance Level Survey of forty-three properties in Clark County constructed between 1950 and 1971 was completed. The surveyed buildings included a wide range of property types including residential, commercial, and institutional. The intent of the historic context statement and survey is to raise public awareness about the significance of the county’s mid-century heritage, particularly the mid-century modern style, and the need for preservation of buildings from this period. This will assist property owners who may wish to restore and preserve their properties or nominate them to a historic register in the future.

- Subcommittee on Underrepresented Communities: Members of the Historic Preservation Commission began an outreach campaign aimed at engaging and recruiting new Commission applicants from underrepresented communities. The committee is looking at how to begin a dialogue with the African American and Native American communities. They are also working on a campaign called “What’s Your Story” which will offer opportunities for middle and

high school students to incorporate oral histories, exhibits, and presentations featuring local underrepresented communities in future National History Day events.

HISTORICAL PROMOTIONS GRANT

State law (RCW 36.22.170) allows the county to impose a \$1 document filing surcharge to be used, at the County Council’s discretion, to promote historical preservation and programs. Grant amounts have ranged from \$2,000 to \$20,000 and up to ten grants have been awarded each year. In 2020 eight grants were awarded, however no grants were awarded for the 2021 cycle to allow the fund to replenish. Past grant awards have funded activities such as, photograph and document digitization, oral history documentation and recording, musical instrument repair and preservation, train car and track repair and maintenance, and maintenance and expansion of a mobile app for interactive historical interpretation, artifact preservation and display improvement, among others. This year’s awarded projects included:

- Downtown Camas Association Interpretive Panels, \$3,250
- Clark County Historical Museum/Two Rivers Heritage Museum Digitation Project, \$12,073.90
- Chelatchie Prairie Railroad Association Steam Locomotive Restoration, \$16,566
- Jane Weber Evergreen Arboretum Preservation Plan, Interpretive Plan, and Updated Historic Register Nomination, \$7,725
- Columbia Springs Guided Walks and Interpretation, \$2,500

Community Planning staff and the Historical Preservation Commission will review applications for the next cycle of historical promotions grants beginning early Fall, 2022.



Beth Conyers

Planning Commission

The Planning Commission consists of seven Clark County residents who are appointed by the county council to serve on the commission for four- to six-year terms. The commission advises the County Council on legislative policy related to land use, such as preparation and revision of the Clark County 20-year Comprehensive Growth Management Plan and local land use regulations. The Planning Commission holds work sessions and public hearings to consider the land use matters that come before them. This review process provides an opportunity for citizen involvement through participation in public hearings and submittal of written and oral testimony into the public record.

2021 MEMBERS

Karl Johnson, Chair

Ron Barca, Vice Chair

Bryant Enge

Bryan Halbert

Steve Morasch

Matt Swindell

Aldo Lampson Veranzo

ACCOMPLISHMENTS

The Planning Commission held 15 work sessions and 12 hearings on the following land use and transportation topics:

- CPZ2021-0005 New Heights Central Church
- CPZ2021-0006 Chelatchie Bluff Mineral Lands
- CPZ2021-00004 Defrees Annual Review
- CPZ2021-00002 Hua-Symes Annual Review
- 2022-2027 Transportation Improvement Program (TIP)
- Parks Plan Update
- Columbia River Gorge National Scenic Area Code Update
- CPZ2021-0008 Coordinated Water System Plan Update
- CPZ2021-0003 Herrejon
- Changes to Chapter 40.510 UDC, Type I, II, III Processes
- Housing Options Study & Action Plan
- Open Space & Timberland
- Stormwater Manual Update
- Buildable Lands Update

Schools Advisory Council

2021 MEMBERS

Eileen Quiring O'Brien,
County Council, Chair

Julie Olson, County
Councilor

Jennifer Baker

Mary Elkin

Michael Green

Connie Hennessey

Doug Hood

Dave Holmes

Sharon Kruse

Steve Marshall

Nathan McCann

Bridget McLeman

Mike Merlino

Monica Santos-Pinacho

Peter Rosenkranz

Brian Schlottmann

Kyle Sproul

Rekah Strong

Mary Templeton

Tyson Vogeler

Denny Waters

The Schools Advisory Council is spearheading a countywide conversation to develop a common understanding of local educational issues and recommend policy and legislative initiatives to foster excellent learning opportunities. In June of 2017, the council appointed members to represent a diverse array of experts and organizations. The group is charged with:

- Discussing and seeking consensus on regional school issues
- Acting as liaisons between constituents and the schools
- Representing the community as a whole
- Developing recommendations and implementation strategies that reflect a broad, balanced range of community needs, interests, expectations and perspectives.



PROJECTS & PROGRAMS

LAND USE & TRANSPORTATION PLANNING

Land Use Planning

Annual Reviews, Dockets and Title 40 Amendments

By law, Clark County can only amend the 20-year Comprehensive Growth Management Plan once a year and there are two ways by which it can do this. The Annual Review process allows property owners to request changes to their property's comprehensive plan and zoning designations. These changes could allow property owners to use their property for activities not currently permitted under its existing designation. The Docket process provides a means for suggested improvements in comprehensive plans and development regulations submitted by interested persons, hearing examiners and staff of other agencies.

Once an Annual Review application has been submitted and/or a Docket item added to Community Planning's work program, staff reviews the proposal and provides a recommendation to the Planning Commission. The Planning Commission reviews the proposal, holds work sessions and hearings, and provides a recommendation to the County Council. The council also holds work

sessions and hearings on each application and/or docket item for review and issues a final decision.

Title 40 is the section of the Clark County Code that pertains to land use regulations, and it can be amended at any time and more than once per year. Updates to Title 40 also go through the same review process as Annual Reviews and Dockets, whereby staff conducts analysis and makes a recommendation to the Planning Commission in a work session and public hearing. The commission advises the County Council, which holds a work session and makes the decision in a public hearing.

In 2021, five annual reviews and three docket items were considered. The items involved comprehensive plan map and text amendments, site-specific requests to amend planning and zoning designations, an Arterial Atlas update, and Park, Recreation and Open Space plan updates.

FOR MORE INFORMATION

www.clark.wa.gov/community-planning/overview-annual-reviews-and-dockets-plan-amendments



Team Hymas

Land Use Planning

Buildable Lands Program

The Review and Evaluation Program, commonly referred to as the Buildable Lands Program, has been part of the state Growth Management Act (GMA) since 1997. Local governments monitor development density annually to determine whether a county and its cities are achieving urban densities sufficient to meet state growth projections and identify measures to correct the gap between growth and development assumptions.

In 2018, the state Department of Commerce updated the Buildable Lands Guidelines. In 2019, council adopted a Public Participation Plan to comply with the updated guidelines. A consultant was hired to review the county's procedures and methodology, identify changes if necessary, facilitate a project advisory committee to provide public input on any updates to the county's buildable lands program and create a Buildable Lands Report.

On January 28, 2020, the Clark County Council held a work session to review the project scope of work. After a December 2019, kick-off meeting, the committee met six times from February to September 2020 to review and discuss the issues identified in the scope of work and work toward a recommendation to council.

The Buildable Lands Project Advisory Committee (BLPAC) met eight times through January 2021 and voted on all but two items, infrastructure and critical lands.

In June 2021, council held two hearings to consider recommendations of the BLPAC and the Responsible Planning Coalition. Council adopted a combination of recommendations from the BLPAC and Responsible Planning Coalition to be used in the Vacant Buildable Lands Model analyses of the Buildable Lands Report. In October 2021, the Draft Buildable Lands Report was shared with council and the cities.

The Buildable Lands Report is due to Commerce by June 30, 2022, three years prior to the 2025 Comprehensive Plan periodic update.

2021 ADVISORY COMMITTEE

Stephen Abramson
Jennifer Baker
Ron Barca
Rian Davis
Eric Golemo
James Howsley
Marjorie Ledell
Ryan Makinster
Jim Malinowski
David McDonald
Jerry Olson
Bryan Snodgrass
Jeff Swanson
Matt Swindell

FOR MORE INFORMATION

www.clark.wa.gov/community-planning/buildable-lands-project-advisory-committee

Comprehensive Growth Management Plan Update

Comprehensive plans are long-range policy guides for how a jurisdiction plans to manage growth and development with respect to the natural environment and available resources. State law requires jurisdictions operating under the Growth Management Act (GMA) to develop and implement comprehensive plans and development regulations consistent with their respective comprehensive plans. Clark County's comprehensive plan consists of a set of policies and maps meant to accommodate and guide population and employment growth in the unincorporated portion of the county over the next 20 years (2015-2035). The current plan is the 2016 Clark County Comprehensive Growth Management Plan approved by the county council on June 21, 2016.

Land Use Planning

The 2016 plan was appealed to the Growth Management Hearings Board, which ruled that certain portions of the plan had not complied with certain requirements of GMA. The county appealed the decisions related to the expansion of the Ridgefield and La Center urban growth areas and the re-designation of rural industrial land bank lands from agriculture to light industrial to the state Court of Appeals.

In 2019, the Court of Appeals upheld the county position that land annexed into the cities of Ridgefield and La Center could not be challenged under the GMA. The court decision also upheld the Washington Growth Management Hearings Board ruling that a portion of the 2016 plan, related to the Rural Industrial Land Bank was out of compliance with the state's Growth Management Act. The Clark County Council decided not to file an appeal of the Court of Appeals decision and moved forward with reverting the Rural Industrial Land Bank back to an agricultural designation with 20-acre minimum lot size.

On March 26, 2020, the Growth Management Hearings Board ruled Clark County in compliance with RCW 36.70A.060 and WAC 365-190-050 and rescinded invalidity regarding 602 acres of agricultural lands that have been removed from Rural Industrial Land Bank designations. The hearings board also rescinded invalidity regarding the Urban Growth Areas (UGA) for the cities of Ridgefield and La Center because the Court of Appeals ruled that annexations by La Center and Ridgefield rendered the UGA expansion issues moot.

FOR MORE INFORMATION
www.clark.wa.gov/community-planning/2016-plan-update

Housing Initiative

The county began the Clark County Housing Options Study and Action Plan in 2020. The overarching goal of the project was to enable a better understanding of our local housing challenges and identify opportunities to encourage creation of additional housing that is affordable to a variety of household incomes within the unincorporated Vancouver Urban Growth Area.

In 2018 the county council made amendments to the development code to allow more flexibility for the development of ADUs, Cottage Housing and Manufactured Housing. The Washington State Legislature also recently passed new housing-related legislation. The county council is interested in finding additional ways to provide more housing in the Vancouver Unincorporated Urban Growth Area that is attainable to people with a variety of household incomes. The project area is a large urban area with a population of 159,000, next to, but not incorporated into, the city of Vancouver.

A consultant team was hired in March 2020 to assist the county project team. Since then, project activities that have been completed include: stakeholder interviews and focus groups, a housing inventory and analysis, an audit of land use policies, zoning and regulations, public meetings, a community questionnaire and informational videos on CVTV, the local cable access station. Project updates were also given to Clark County Council, Planning Commission and the Development and Engineering Advisory Board. A project advisory group met throughout 2021 to learn and understand the issues and develop potential strategies to provide more housing options in the project area. These strategies will form the foundation of the Action Plan.

FOR MORE INFORMATION
www.clark.wa.gov/housingoptions

Land Use Planning

Shoreline Master Program

The county implements the state Shoreline Management Act through the Shoreline Master Program, which is a set of local land use policies and regulations that guide use of unincorporated Clark County shorelines. Community Planning works with Public Works and Community Development to discuss implementation of the shoreline code.

Community Planning in 2020 partnered with Public Works and Community Development to complete its 2020 Shoreline Master Program Periodic Review, a state required review of the county's shoreline program to ensure that it remains current with state standards and incorporates new information. The Department of Ecology in 2021 approved the county's work on this project. Community Planning continued its annual process of reviewing shoreline permits as a state requirement under WAC 173-26-201(2)(b) and 173-26-191(2)(a)(III)(D).

The review will evaluate the cumulative effects of authorized development on shoreline conditions.

FOR MORE INFORMATION
www.clark.wa.gov/community-planning/shoreline-master-program

Public Records Management and Imaging System

During 2021, Community Planning continued to work on public records management to accommodate public records requests. Staff spent time digitizing the backlog of historical documents, maps and books and reconciling naming conventions in the OnBase records system.



Bob Pool

Transportation Planning

In 2020, the COVID-19 pandemic altered traffic patterns nationally and locally. While more people were at home, traffic volumes dissipated primarily during the initial phase of the pandemic. There was a marked shift in transportation modes with an increase in bicycle sales and sidewalk/trail use for exercise. This surge in active transportation (walking and biking) placed a greater importance on providing bicycle and pedestrian infrastructure in Clark County.

179th Street Access Management and Circulation Plan

The access management and circulation plan provides a cohesive circulation and access management plan for the study corridor to guide future infrastructure improvements including access locations, intersection control and facility cross-section elements.

Financial investment and new development growth are expected to change the 179th Street corridor within the Vancouver Urban Growth Area, from Northwest 11th Avenue to Northeast 50th Avenue. This planning study evaluated the future planned streets to develop interim and long-range multimodal corridor plans for the corridor and guide future circulation and access decisions. The proposal promotes safety and mobility of the future principal arterial while balancing the infrastructure and utility needs of development.

Neighborhood Traffic Management Program Development

Clark County Public Works is investigating methods to develop a Neighborhood Traffic Management Program (NTMP). The goal of the program is to ultimately develop a budget, assign the appropriate number of employees, take public requests, prioritize projects and work with neighborhoods to implement solutions. In addition, creating methods to work with stakeholders to construct improvements, should provide the appropriate engineering solution regarding the concern. The NTMP also needs to include enforcement and education. This is not intended to be a “speed bump” program.

Clark County utilizes its local revenue to leverage state and federal grants for funding transportation projects. State and federal grants are most often intended to fund regionally significant roadways, excluding local neighbor-



Transportation Planning

hood streets from grant eligibility. Therefore, it's critical to develop an NTMP that effectively utilizes local funds or neighborhood contributions to implement neighborhood transportation infrastructure improvements.

On November 18, 2020, the Clark County Council approved the Neighborhood Traffic Program for the 2021 transportation planner's work plan. The work plan was presented to create a countywide approach to help neighborhood associations manage traffic and address high priority needs within residential areas. The proposal, for this work plan, was dependent on budget authority. Public Works has identified road funds within the existing approved budget to proceed with this work plan item.

The county is interested in an NTMP that is based on best practices, budget efficiency, research on quality of life benefits, potential measures in traffic management and calming, assessment of environmental justice, guidance on prioritizing traffic improvements, goal and policy recommendations, defining objectives and/or performance measures to determine success, potential code changes, assessment of NTMP to promote diversity, equity and inclusion in Clark County neighborhoods, public participation methodology/guidance, and a final report.

In coordination with Clark County Purchasing, Request for Proposals were released on May 26, 2021, and closed on June 23, 2021. Public Works received four proposals. An evaluation committee selected PBS Engineering and Environmental Inc. to proceed with developing the NTMP framework.

PBS Engineering is proposing the development of a process framework that identifies the steps by which county staff and community members interact and participate in the NTMP. The scope of work consists of four key elements that focus on specific tasks: citizen request, evaluation, engagement, and implementation. This program development is expected to be completed in 2022.

Transportation System Plan

Clark County started the process of developing a transportation system plan (TSP). The intent of the TSP is to further document and explain how transportation policies result in transportation projects and ultimately becomes an infrastructure system. Clark County's TSP will serve as a component of the Clark County Comprehensive Growth Management Plan. The purpose of the TSP is to integrate the Clark County Framework Plan, Countywide Planning Policies, Comprehensive Plan, Transportation Element and supporting documents into a Transportation System Plan to better serve Clark County's transportation system. A TSP will be consistent with the land use elements of RCW 36.70A.070 (6), and WAC 365-196-430.

A Public Participation Plan was adopted, providing members of the public opportunities for early and continuing participation, and public access to key decision making processes with Clark County Council [RCW 36.70A.035]. The plan describes the steps that Clark County will take to provide opportunities for public engagement and public comment, as well as Clark County contact information and web addresses. This plan is in addition to the public participation required by Clark County Code Section 40.510.040 and 40.560.010.

A consultant was hired to help prepare a Diversity, Equity, and Inclusion guidance document for this Transportation System Plan.

Due to the COVID-19 pandemic, Clark County Council will review the scope of work, public involvement plan as soon as the schedule allows.

FOR MORE INFORMATION

www.clark.wa.gov/community-planning/transportation-planning
<https://clark.wa.gov/public-works/transportation-planning-0>

Clark County Community Planning
1300 Franklin Street
PO Box 9810
Vancouver, WA 98666
564.397.2280

commplanning@clark.wa.gov

Sign up for specific project updates

clark.wa.gov/community-planning/get-project-updates

clark.wa.gov/community-planning

For other formats, contact the Clark County ADA Office

Voice: 564.397.2322 / Relay: 711 or 800.833.6388 / Fax: 564.397.6165 / Email: ADA@clark.wa.gov